

PROPERTY FORECLOSURES IN MARYLAND SECOND QUARTER 2011



MARTIN O'MALLEY
GOVERNOR

ANTHONY G. BROWN
LT. GOVERNOR

RAYMOND A. SKINNER
SECRETARY

CLARENCE J. SNUGGS
DEPUTY SECRETARY

July 2011
Office of Policy, Planning and Research -- Massoud Ahmadi, Ph.D. Director
Maryland Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032
410-514-7170 • 1-800-756-0119
TTY: 1-800-735-2258 • Fax: 410-729-3272
www.dhcd.state.md.us

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2011

TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	ii
INTRODUCTION	1
NOTICES OF MORTGAGE LOAN DEFAULT	6
NOTICES OF FORECLOSURE SALES	9
LENDER PURCHASES OF FORECLOSED PROPERTIES.....	12
FORECLOSURE HOT SPOTS	15
SEVERE FORECLOSURE HOT SPOTS.....	20
VERY HIGH FORECLOSURE HOT SPOTS.....	22
HIGH FORECLOSURE HOT SPOTS.....	24

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2011

EXECUTIVE SUMMARY

RealtyTrac reported a total of 608,235 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the second quarter of 2011, down 10.7 percent below the previous quarter and down 32.1 percent below the second quarter of 2010 (Exhibit 1). One in every 214 U.S. households received a foreclosure filing during the quarter, compared with the foreclosure rate of 191 recorded in the previous quarter.

Property foreclosures in Maryland declined by 5.7 percent to 4,507 events in the second quarter of 2011, the lowest quarterly filings since the third quarter of 2007. Compared to the previous quarter, foreclosures were down in 30 states (including the District of Columbia) with Maryland recording the 25th largest quarterly decline nationwide. Maryland property foreclosures in the current quarter declined by 71.2 percent below last year, representing the third largest annual decline in the nation. The State's overall foreclosure rate continued to improve, reaching 519 households per foreclosure in the current quarter, compared with 490 in the previous quarter. The State's national ranking in foreclosure rate remained unchanged at 35th highest in the second quarter. The second quarter foreclosure rate in Maryland represented an improvement of 143.1 percent above the national average rate.

Overall, Maryland recorded a total of 8,905 property foreclosures during the first half of 2011, 54.0 percent below the second half of 2010 (the fifth largest reduction nationwide) and 68.5 percent below the first half of 2010 (the second largest decline in the nation). The foreclosure intensity in Maryland, as measured by the foreclosure rate, ranked 36th highest in the nation during the first half of 2011.

The declining trend in Maryland foreclosures which started in the third quarter of 2010 is due primarily to lenders continuing to adjust to new procedures set forth in the new foreclosure mediation law and the delays in processing new foreclosures which pushes foreclosure actions out to future months. However, despite the modest decline in the overall number of foreclosure events, the number of new foreclosure filings (notices of default) grew sharply by 71.2 percent over the previous quarter, the highest quarterly increase since the third quarter of 2007. Nevertheless, notices of default in the second quarter declined by 71.1 percent below last year (Exhibit 2). Share of default notices in all foreclosure events increased from 19.9 percent in the previous quarter to 36.1 percent in the current quarter, the highest share during the past six quarters. Foreclosure sales increased by 11.1 percent over the previous quarter to 1,201 filings,

representing the highest quarterly increase since the first quarter of 2010. However, foreclosure sales were down 83.5 percent below last year. Share of foreclosure sales in all foreclosure activity increased from 22.6 percent in the previous quarter to 26.6 percent in the second quarter. Lender purchases in the second quarter, accounting for 37.3 percent of all foreclosure activity, represented the third largest share of foreclosure events during the past five years. Lender purchases declined by 38.8 percent below the previous quarter to 1,680 events and were down 38.7 percent below last year.

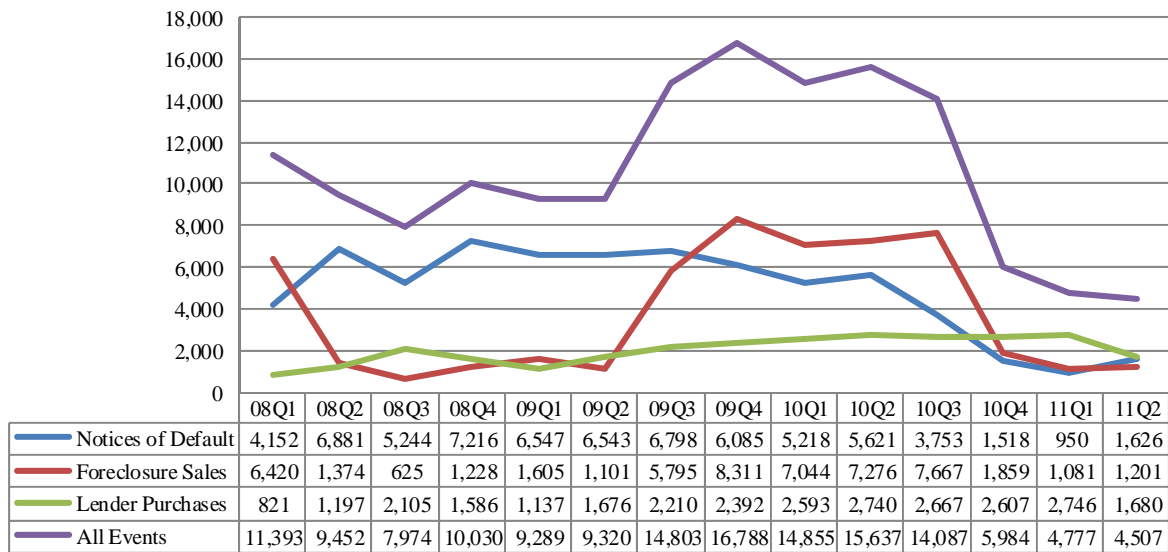
The second quarter foreclosure filings increased in sixteen Maryland jurisdictions but declined in the remaining eight. One out of every three foreclosures statewide (or 1,499 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions. However, foreclosure activity in Prince George's County was 25.2 percent below the previous quarter and 65.4 percent below last year (Exhibit 3). Baltimore County with 507 foreclosure filings (11.3 percent of the total) had the second highest number of foreclosures in Maryland. That county's foreclosure activity increased by 19.4 percent above the previous quarter but was down 72.6 percent below last year. Baltimore City had the third largest number of foreclosures in the second quarter (489 filings), accounting for 10.8 percent of the total. Montgomery County reported a total of 471 foreclosure filings (the fourth highest statewide), representing an increase of 10.8 percent above the previous quarter but a decline of 70.3 percent below last year. Anne Arundel County with 349 foreclosures and Frederick County with 210 foreclosures rounded up the fifth and the sixth top foreclosure jurisdictions in Maryland. Together, these six jurisdictions represented 78.2 percent of all foreclosure activity statewide.

EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. SECOND QUARTER 2011

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Total
<i>Maryland</i>				
Number of Events	1,626	1,201	1,680	4,507
Change (Last Quarter)	71.2%	11.1%	-38.8%	-5.7%
Change (Last Year)	-71.1%	-83.5%	-38.7%	-71.2%
<i>U.S.</i>				
Number of Events	172,361	231,998	203,876	608,235
Change (Last Quarter)	-12.6%	-13.8%	-5.2%	-10.7%
Change (Last Year)	-36.6%	-34.4%	-24.5%	-32.1%

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2008 Q1-2011 Q2



Source: RealtyTrac

**EXHIBIT 3. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
SECOND QUARTER 2011**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2011Q1	2010 Q2
Allegany	5	4	3	12	0.3%	-44.0%	-79.5%
Anne Arundel	93	109	146	349	7.7%	7.1%	-70.2%
Baltimore	150	201	156	507	11.3%	19.4%	-72.6%
Baltimore City	154	162	173	489	10.8%	9.0%	-76.4%
Calvert	23	8	9	40	0.9%	-45.5%	-85.8%
Caroline	12	3	11	25	0.6%	23.7%	-70.5%
Carroll	30	15	24	69	1.5%	9.7%	-70.1%
Cecil	19	3	9	31	0.7%	-13.9%	-85.4%
Charles	41	50	47	138	3.1%	-8.1%	-76.6%
Dorchester	7	6	18	31	0.7%	5.6%	-67.4%
Frederick	105	48	57	210	4.7%	21.2%	-72.3%
Garrett	3	1	5	9	0.2%	7.7%	-80.3%
Harford	63	32	38	133	3.0%	-9.9%	-77.3%
Howard	39	38	55	133	2.9%	24.2%	-70.7%
Kent	10	0	2	12	0.3%	23.2%	-71.7%
Montgomery	142	115	214	471	10.4%	10.8%	-70.3%
Prince George's	568	361	570	1,499	33.3%	-25.2%	-65.4%
Queen Anne's	20	4	10	34	0.7%	7.9%	-78.8%
Somerset	6	0	8	15	0.3%	-7.7%	-64.7%
St. Mary's	19	11	12	41	0.9%	43.6%	-79.0%
Talbot	10	8	17	35	0.8%	151.8%	-53.2%
Washington	80	17	39	135	3.0%	2.6%	-68.9%
Wicomico	13	1	21	35	0.8%	-11.4%	-72.6%
Worcester	15	5	34	53	1.2%	15.5%	-66.1%
Maryland	1,626	1,201	1,680	4,507	100.0%	-5.7%	-71.2%

Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2011

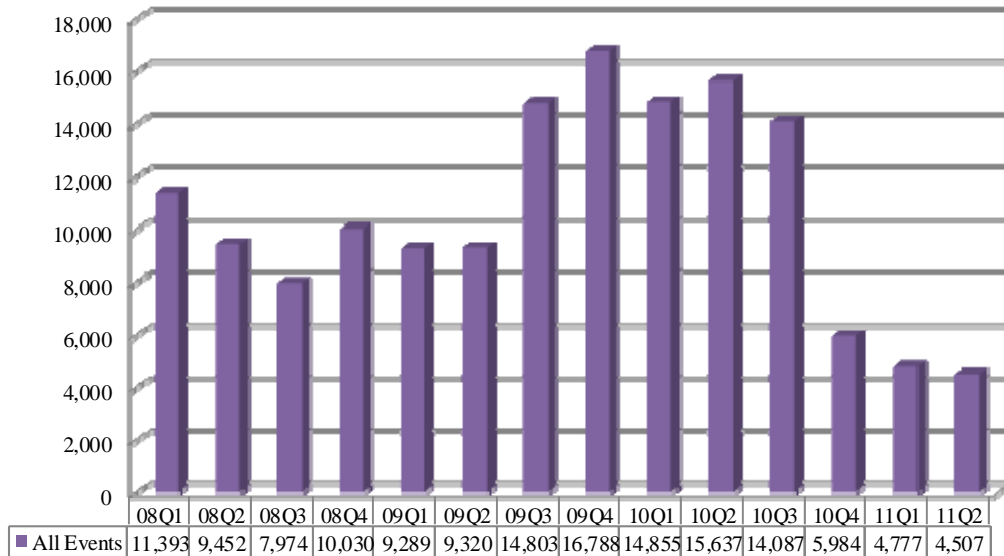
INTRODUCTION

RealtyTrac reported a total of 608,235 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the second quarter of 2011, down 10.7 percent below the previous quarter and down 32.1 percent below the second quarter of 2010. One in every 214 U.S. households received a foreclosure filing during the quarter, compared with the foreclosure rate of 191 recorded in the previous quarter.

Property foreclosures in Maryland declined by 5.7 percent to 4,507 events in the second quarter of 2011, the lowest quarterly filings since the third quarter of 2007 (Chart 1). Compared to the previous quarter, foreclosures were down in 30 states (including the District of Columbia) with Maryland recording the 25th largest quarterly decline nationwide. Maryland property foreclosures declined by 71.2 percent below last year, representing the third largest annual decline in the nation. The State's overall foreclosure rate continued to improve, reaching 519 households per foreclosure in the current quarter, compared with 490 in the previous quarter. The State's national ranking in foreclosure rate remained unchanged at 35th highest in the current quarter. The Second quarter foreclosure rate in Maryland represented an improvement of 143.1 percent above the national average rate. Regionally, the District of Columbia with 3,355 housing units per filing and West Virginia with 2,383 recorded the third and the fourth lowest foreclosure concentration rates in the nation, respectively. With the exception of these two jurisdictions, Maryland recorded the second highest number of housing units per foreclosure, or the second lowest foreclosure concentration rate, among the neighboring states (Chart 2).

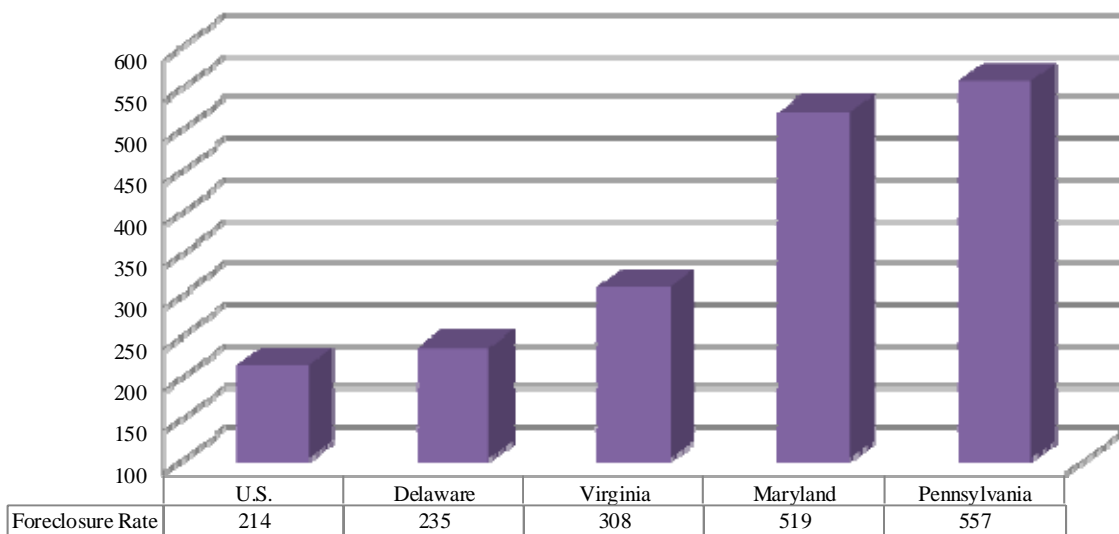
Overall, Maryland recorded a total of 8,905 property foreclosures during the first half of 2011, 54.0 percent below the second half of 2010 (the fifth largest reduction nationwide) and 68.5 percent below the first half of 2010 (the second largest decline in the nation). The foreclosure intensity in Maryland, as measured by the foreclosure rate, ranked 36th highest in the nation during the first half of 2011. The declining trend in Maryland foreclosures which started in the third quarter of 2010 is due primarily to lenders continuing to adjust to new procedures set forth in the new foreclosure mediation law and the delays in processing new foreclosures which pushes foreclosure actions out to future months.

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



Source: RealtyTrac

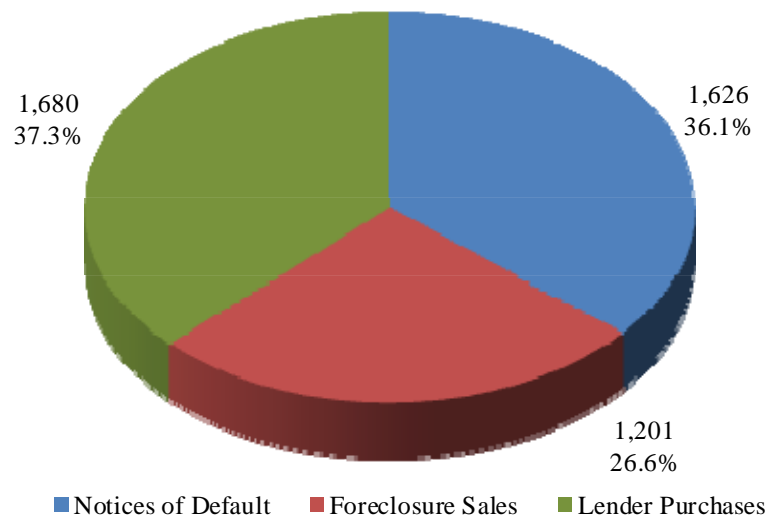
CHART 2
FORECLOSURE RATES IN THE REGION
NUMBER OF HOUSING UNITS PER FORECLOSURE
SECOND QUARTER 2011



Source: RealtyTrac

Despite the modest decline in the overall number of foreclosure events, the number of new foreclosure filings (notices of default) grew sharply by 71.2 percent over the previous quarter, the highest quarterly increase since the third quarter of 2007. However, notices of default in the second quarter declined by 71.1 percent below last year. Share of default notices in all foreclosure events increased from 19.9 percent in the previous quarter to 36.1 percent in the current quarter, representing the highest share in the past six quarters (Chart 3). Maryland foreclosure sales increased by 11.1 percent over the previous quarter to 1,201 filings, representing the highest quarterly increase since the first quarter of 2010. However, foreclosure sales were down 83.5 percent below last year. Share of foreclosure sales in all foreclosure activity increased from 22.6 percent in the previous quarter to 26.6 percent in the second quarter. Lender purchases in the second quarter, accounting for 37.3 percent of all foreclosure activity, represented the third largest share of foreclosure events during the past five years. Lender purchases declined by 38.8 percent below the previous quarter to 1,680 events and were down 38.7 percent below last year.

CHART 3
DISTRIBUTION OF FORECLOSURE EVENTS IN MARYLAND
SECOND QUARTER 2011



Source: RealtyTrac

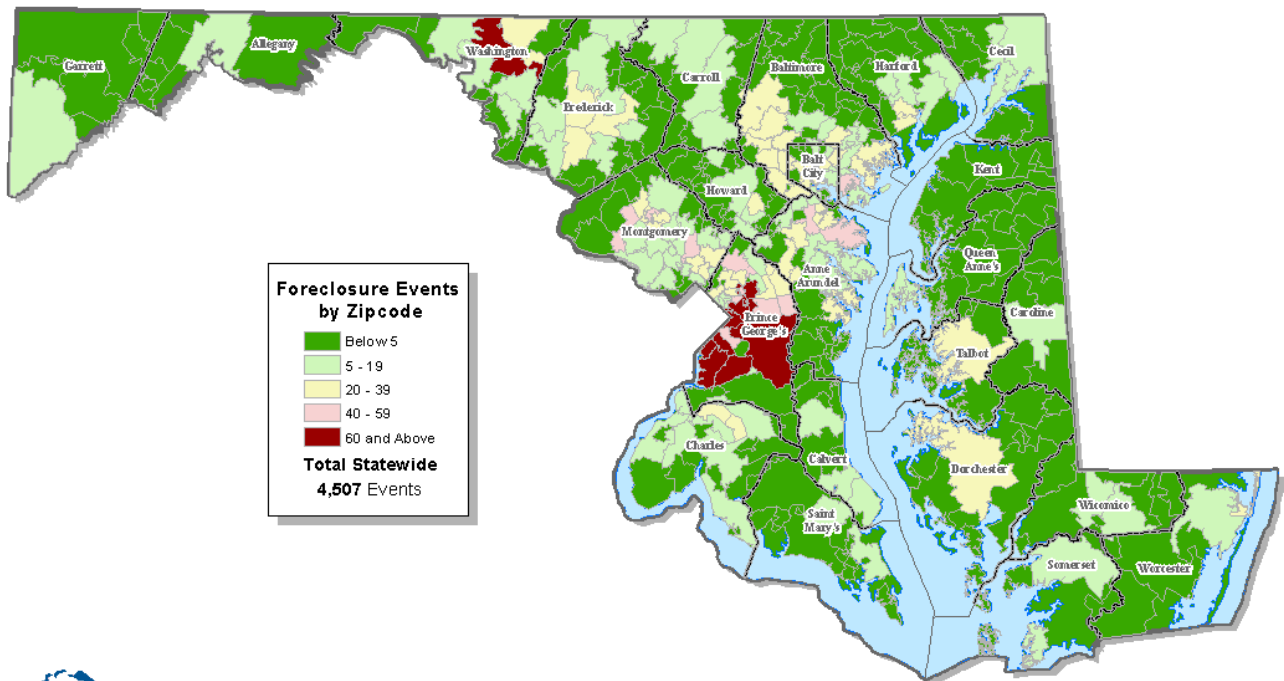
The second quarter foreclosure filings increased in sixteen Maryland jurisdictions but declined in the remaining eight. One out of every three foreclosures statewide (or 1,499 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions. However, foreclosure activity in Prince George's County was 25.2 percent below the previous quarter and 65.4 percent below last year (Table 1). Baltimore County with 507 foreclosure filings (11.3 percent of the total) had the second highest number of foreclosures in Maryland. That county's foreclosure activity increased by 19.4 percent above the previous quarter but was down 72.6 percent below last year. Baltimore City had the third largest number of foreclosures in the second quarter (489 filings), accounting for 10.8 percent of the total. Montgomery County reported a total of 471 foreclosure filings (the fourth highest statewide), representing an increase of 10.8 percent above the previous quarter but a decline of 70.3 percent below last year. Anne Arundel County with 349 foreclosures and Frederick County with 210 foreclosures rounded up the fifth and the sixth top foreclosure jurisdictions in Maryland. Together, these six jurisdictions represented 78.2 percent of all foreclosure activity statewide.

**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
SECOND QUARTER 2011**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2011Q1	2010 Q2
Allegany	5	4	3	12	0.3%	-44.0%	-79.5%
Anne Arundel	93	109	146	349	7.7%	7.1%	-70.2%
Baltimore	150	201	156	507	11.3%	19.4%	-72.6%
Baltimore City	154	162	173	489	10.8%	9.0%	-76.4%
Calvert	23	8	9	40	0.9%	-45.5%	-85.8%
Caroline	12	3	11	25	0.6%	23.7%	-70.5%
Carroll	30	15	24	69	1.5%	9.7%	-70.1%
Cecil	19	3	9	31	0.7%	-13.9%	-85.4%
Charles	41	50	47	138	3.1%	-8.1%	-76.6%
Dorchester	7	6	18	31	0.7%	5.6%	-67.4%
Frederick	105	48	57	210	4.7%	21.2%	-72.3%
Garrett	3	1	5	9	0.2%	7.7%	-80.3%
Harford	63	32	38	133	3.0%	-9.9%	-77.3%
Howard	39	38	55	133	2.9%	24.2%	-70.7%
Kent	10	0	2	12	0.3%	23.2%	-71.7%
Montgomery	142	115	214	471	10.4%	10.8%	-70.3%
Prince George's	568	361	570	1,499	33.3%	-25.2%	-65.4%
Queen Anne's	20	4	10	34	0.7%	7.9%	-78.8%
Somerset	6	0	8	15	0.3%	-7.7%	-64.7%
St. Mary's	19	11	12	41	0.9%	43.6%	-79.0%
Talbot	10	8	17	35	0.8%	151.8%	-53.2%
Washington	80	17	39	135	3.0%	2.6%	-68.9%
Wicomico	13	1	21	35	0.8%	-11.4%	-72.6%
Worcester	15	5	34	53	1.2%	15.5%	-66.1%
Maryland	1,626	1,201	1,680	4,507	100.0%	-5.7%	-71.2%

Source: RealtyTrac

MAP 1 DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2011



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Raymond A. Sklar, Secretary
Clarence J. Savage, Deputy Secretary

Data Source: RealtyTrac.com

pub. date: 07/20/11

NOTICES OF MORTGAGE LOAN DEFAULT

A total of 1,626 default notices, or new foreclosures, were issued in the second quarter of 2011, compared with 950 notices issued in the previous quarter and 5,621 notices issued last year, the third lowest recorded quarterly figure since the second quarter of 2007 (Chart 4). However, notices of default increased sharply by 71.2 percent above the previous quarter but were down 71.1 percent below last year. Notices of default accounted for 36.1 percent of all foreclosure events in the second quarter of 2011 (Chart 5).

The second quarter notices of default increased in all Maryland jurisdictions with Prince George's County accounting for the largest share – 34.9 percent of all filings statewide or 568 notices (Table 2). The County's default notices were up 37.1 percent above the previous quarter but declined by 65.4 percent below last year. Baltimore City with 154 default notices (9.5 percent of the total) had the second highest number of defaults in Maryland. The City's loan defaults increased by 58.8 percent above the previous quarter but were down 76.5 percent below last year. Baltimore County with 150 default notices, or 9.2 percent of the total, had the third highest number of notices. Default notices in that county increased by 94.4 percent from the previous quarter but were down 75.9 percent below last year. Montgomery County with 142 default notices, or 8.7 percent of the total, had the fourth highest number of notices. Default notices in Montgomery County increased by 72.3 percent above the previous quarter but were down 73.6 percent below last year. Frederick County with 105 default notices, or 6.5 percent of the total, had the fifth highest number of notices. Anne Arundel County with 93 defaults or 5.7 percent of the total and Washington County with 80 defaults or 4.9 percent accounted for the sixth and seventh largest number of default notices in Maryland. Together, these seven jurisdictions represented 79.5 percent of all default notices issued statewide.

CHART 4
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND

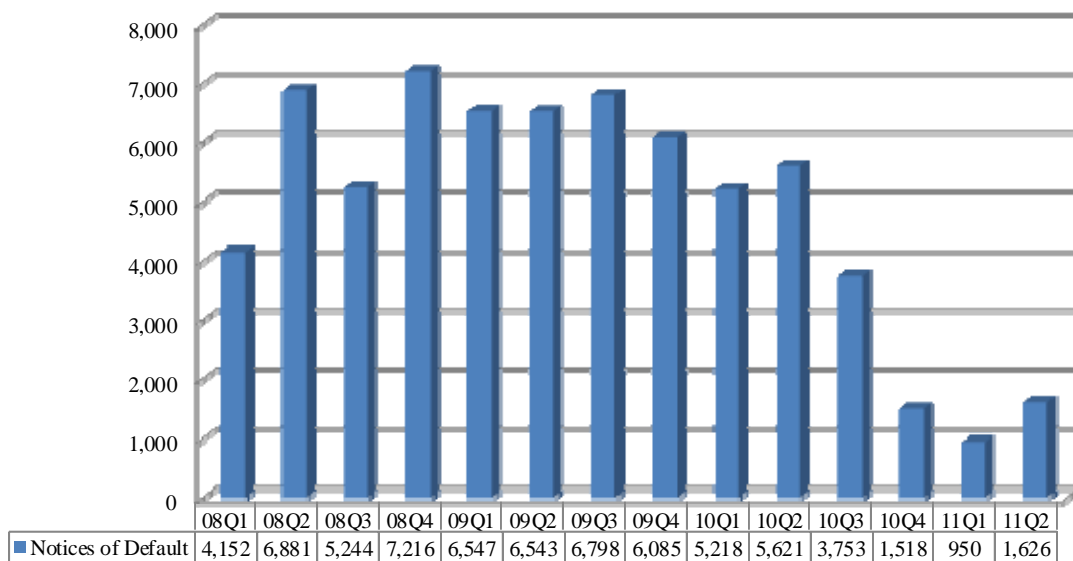
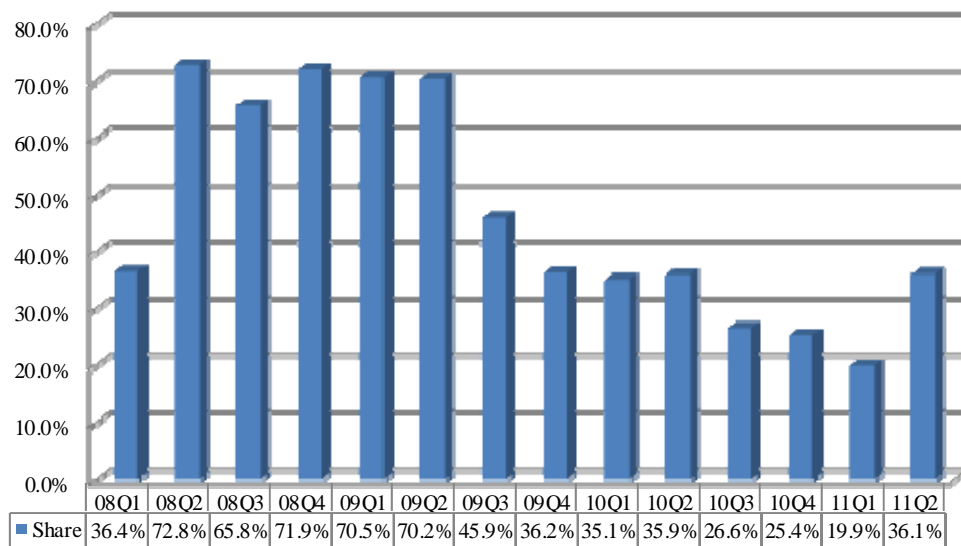


CHART 5
SHARE OF MORTGAGE LOAN DEFAULTS
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: SECOND QUARTER 2011

Jurisdiction	2011 Q2		% Change from	
	Number	% of Total	2011 Q1	2010 Q2
Allegany	5	0.3%	362.5%	-83.3%
Anne Arundel	93	5.7%	166.0%	-77.0%
Baltimore	150	9.2%	94.4%	-75.9%
Baltimore City	154	9.5%	58.8%	-76.5%
Calvert	23	1.4%	5.6%	-75.6%
Caroline	12	0.7%	n/a	-69.5%
Carroll	30	1.8%	60.6%	-62.9%
Cecil	19	1.2%	375.0%	-78.9%
Charles	41	2.5%	22.9%	-81.1%
Dorchester	7	0.4%	n/a	-79.1%
Frederick	105	6.5%	162.7%	-62.5%
Garrett	3	0.2%	237.5%	-83.3%
Harford	63	3.9%	79.4%	-66.5%
Howard	39	2.4%	25.4%	-73.8%
Kent	10	0.6%	260.0%	-56.9%
Montgomery	142	8.7%	72.3%	-73.6%
Prince George's	568	34.9%	37.1%	-65.4%
Queen Anne's	20	1.2%	174.6%	-72.1%
Somerset	6	0.4%	409.3%	-71.4%
St. Mary's	19	1.1%	763.7%	-75.3%
Talbot	10	0.6%	n/a	-67.1%
Washington	80	4.9%	210.3%	-47.9%
Wicomico	13	0.8%	8.7%	-84.4%
Worcester	15	0.9%	145.2%	-82.1%
Maryland	1,626	100.0%	71.2%	-71.1%

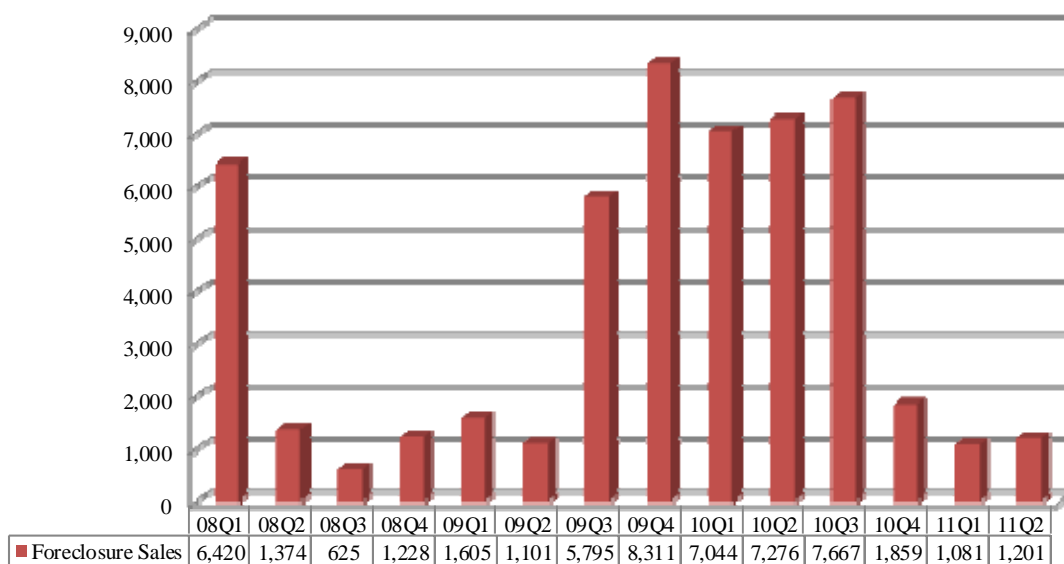
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

A total of 1,201 notices of foreclosure sales were issued in Maryland during the second quarter of 2011, compared with 1,081 notices issued in the previous quarter and 7,276 notices issued last year (Chart 6). Maryland foreclosure sales increased by 11.1 percent above the previous quarter but were down 83.5 percent below last year. Foreclosure sales represented 26.6 percent of all foreclosure events in the second quarter, compared with 22.6 percent in the previous quarter and 46.5 percent last year (Chart 7).

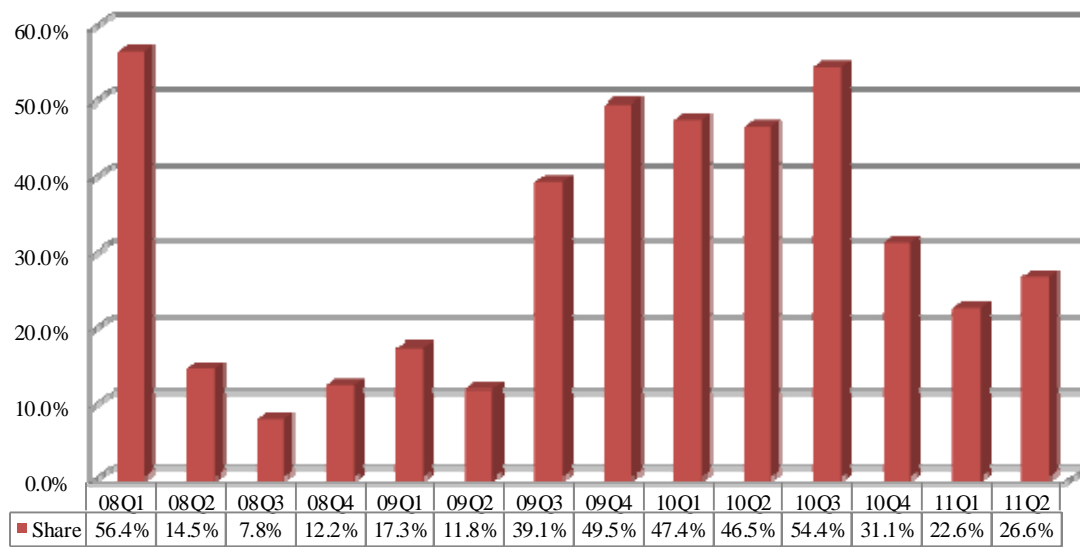
Prince George's County residents received 361 notices of sales in the second quarter, up 26.3 percent above the previous quarter but 82.8 percent below last year. Foreclosure sales in that county accounted for 30.1 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore County with 201 notices, or 16.7 percent of the total, had the second highest number of foreclosure sales in Maryland. The County's foreclosure sales increased by 25.3 percent above the previous quarter but were down 79.1 percent below last year. Baltimore City with 162 notices, or 13.5 percent of the total, had the third highest number of foreclosure sales. Notices of sales in the City grew by 44.4 percent from the previous quarter but were down 85.7 percent below last year. Montgomery County with 115 notices, or 9.6 percent of the total, had the fourth highest number of foreclosure sales. Notices of sales in that county declined by 28.9 percent below the previous quarter and were down 74.6 percent below last year. Anne Arundel County with 109 notices (or 9.1 percent) and Charles County with 50 notices (or 4.2 percent) represented the fifth and the sixth highest recipients of sales notices in Maryland. Together, these six jurisdictions represented 83.1 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

CHART 7
SHARE OF FORECLOSURE SALES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: SECOND QUARTER 2011

Jurisdiction	2011 Q2		% Change from	
	Number	% of Total	2011 Q1	2010 Q2
Allegany	4	0.4%	-29.7%	-71.3%
Anne Arundel	109	9.1%	35.9%	-80.2%
Baltimore	201	16.7%	25.3%	-79.1%
Baltimore City	162	13.5%	44.4%	-85.7%
Calvert	8	0.6%	-54.9%	-95.2%
Caroline	3	0.2%	-54.3%	-90.5%
Carroll	15	1.2%	62.1%	-87.3%
Cecil	3	0.2%	-76.9%	-97.2%
Charles	50	4.2%	7.5%	-82.0%
Dorchester	6	0.5%	-55.3%	-86.9%
Frederick	48	4.0%	51.1%	-85.2%
Garrett	1	0.1%	n/a	-95.6%
Harford	32	2.6%	-29.0%	-90.1%
Howard	38	3.2%	10.3%	-84.7%
Kent	0	0.0%	-100.0%	-100.0%
Montgomery	115	9.6%	-28.9%	-74.6%
Prince George's	361	30.1%	26.3%	-82.8%
Queen Anne's	4	0.3%	-28.3%	-92.9%
Somerset	0	0.0%	-96.3%	-92.0%
St. Mary's	11	0.9%	-21.8%	-87.2%
Talbot	8	0.7%	300.0%	-78.5%
Washington	17	1.4%	-5.6%	-91.3%
Wicomico	1	0.1%	n/a	-49.1%
Worcester	5	0.4%	-45.4%	-86.5%
Maryland	1,201	100.0%	11.1%	-83.5%

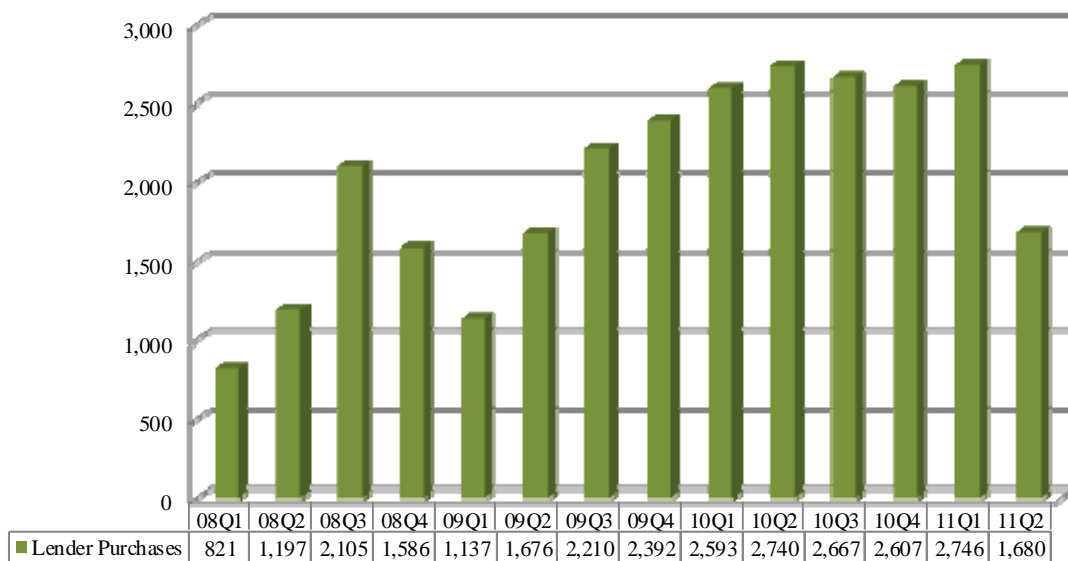
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Maryland lenders purchased 1,680 foreclosed properties in the second quarter of 2011 compared with 2,746 purchases in the previous quarter and 2,740 purchases last year. Maryland lender purchases in the current quarter were down 38.8 percent below the previous quarter and down 38.7 percent below last year (Chart 8). Lender purchases represented 37.3 percent of all foreclosure activity in the second quarter, compared with a record high 57.5 percent in the previous quarter and 17.5 percent last year (Chart 9).

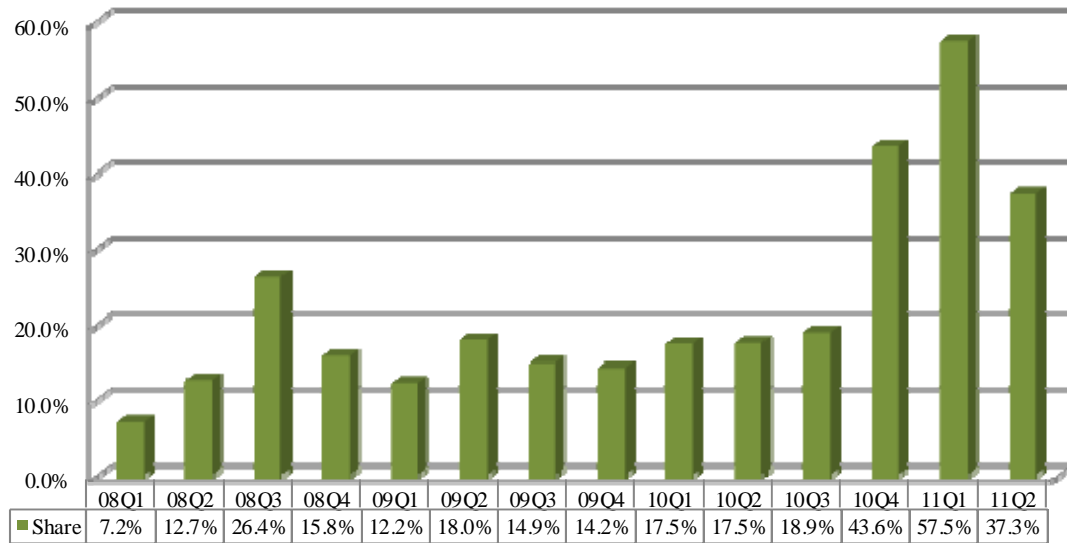
A total of 570 lender purchases occurred in Prince George's County, representing 33.9 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county declined by 56.3 percent below the previous quarter and were down 4.3 percent below last year. Montgomery County with 214 lender purchases (12.7 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county increased by 18.3 percent above the previous quarter but were down 63.9 percent from last year. Baltimore City with 173 lender purchases (10.3 percent of the total) had the third highest concentration in Maryland. Lender purchases in the City declined by 27.7 percent below the last quarter and were down 39.1 percent below last year. Baltimore County with 156 lender purchases (9.3 percent of the total) had the fourth highest number of purchases, followed by Anne Arundel County with 146 lender purchases (or 8.7 percent) and Frederick County with 57 purchases (or 3.4 percent). Together, these six jurisdictions represented 78.4 percent of all lender purchases statewide.

CHART 8
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

CHART 9
SHARE OF LENDER PURCHASES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: SECOND QUARTER 2011

Jurisdiction	2011 Q2		% Change from	
	Number	% of Total	2011 Q1	2010 Q2
Allegany	3	0.2%	-77.8%	-80.5%
Anne Arundel	146	8.7%	-30.3%	-30.7%
Baltimore	156	9.3%	-16.6%	-42.6%
Baltimore City	173	10.3%	-27.7%	-39.1%
Calvert	9	0.5%	-73.6%	-64.2%
Caroline	11	0.6%	-19.6%	-32.1%
Carroll	24	1.4%	-31.1%	-28.0%
Cecil	9	0.5%	-52.6%	-30.8%
Charles	47	2.8%	-32.9%	-50.8%
Dorchester	18	1.1%	16.2%	4.2%
Frederick	57	3.4%	-44.2%	-62.8%
Garrett	5	0.3%	-25.2%	-54.1%
Harford	38	2.3%	-43.5%	-50.2%
Howard	55	3.3%	35.2%	2.6%
Kent	2	0.1%	-33.7%	-59.3%
Montgomery	214	12.7%	18.3%	-63.9%
Prince George's	570	33.9%	-56.3%	-4.3%
Queen Anne's	10	0.6%	-47.9%	-69.1%
Somerset	8	0.5%	-11.6%	-53.1%
St. Mary's	12	0.7%	-7.0%	-67.2%
Talbot	17	1.0%	41.7%	138.5%
Washington	39	2.3%	-56.1%	-57.4%
Wicomico	21	1.2%	-23.9%	-50.3%
Worcester	34	2.0%	8.2%	-15.8%
Maryland	1,680	100.0%	-38.8%	-38.7%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

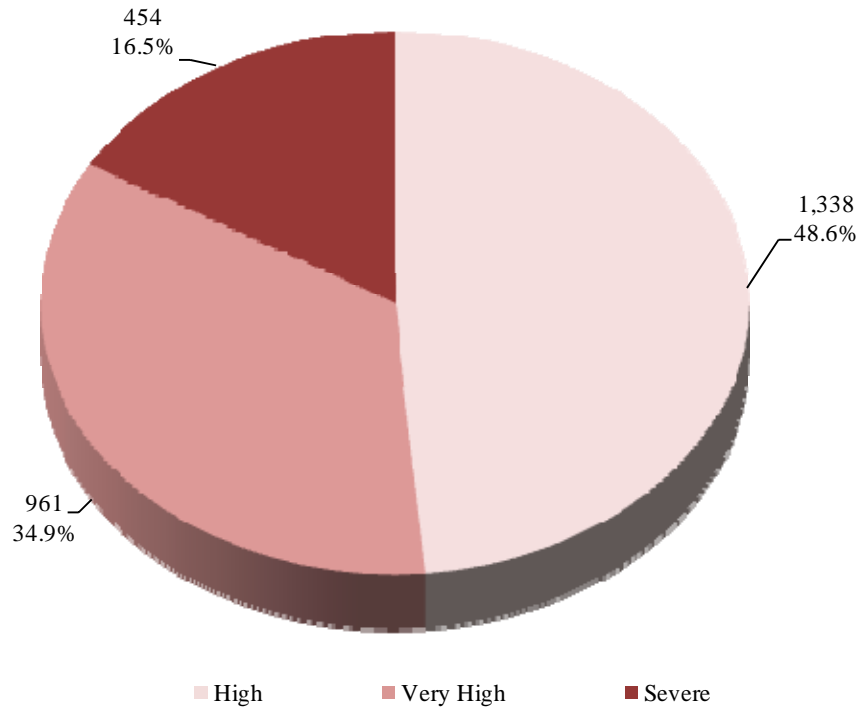
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 326 homeowner households per foreclosure in the second quarter of 2011. For example, the Oxon Hill community of Prince George's County (zip code 20745) recorded a total of 63 foreclosure events in the second quarter, resulting in a foreclosure rate of 77 homeowner households per foreclosure and a corresponding foreclosure index of 422. As a result, the foreclosure concentration in Oxon Hill was 322 percent above the state average index of 100. Overall, a total of 2,753 foreclosure events, accounting for 61.1 percent of all foreclosures in the second quarter, occurred in 75 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 182 homeowner households per foreclosure and an average foreclosure index of 179. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 1,338 foreclosures in 49 communities, accounting for 48.6 percent of foreclosures in all *Hot Spots* and 29.7 percent of all foreclosures statewide (Charts 10 and 11). These jurisdictions recorded an average foreclosure rate of 247 and an average foreclosure index of 132.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 961 events in 17 communities, representing 34.9 percent of foreclosures across all *Hot Spots* and 21.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 133 and an average foreclosure index of 245.

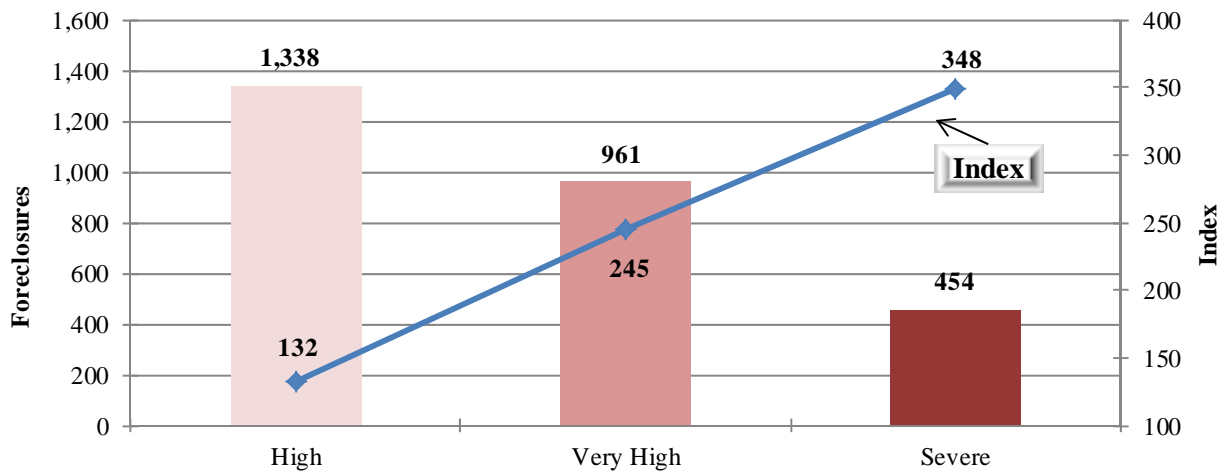
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 454 foreclosures in 9 communities, accounting for 16.5 percent of all foreclosures in *Hot Spots* communities, and 10.1 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 94 and an average foreclosure index of 348.

CHART 10
FORECLOSURE HOT SPOTS IN MARYLAND, SECOND QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

CHART 11
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, SECOND QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2011

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	49	17	9	75
% of <i>Hot Spots</i> Communities	65.3%	22.7%	12.0%	100.0%
% of <i>All</i> Communities	12.3%	4.3%	2.3%	18.8%
Foreclosures	1,338	961	454	2,753
% of <i>Hot Spots</i> Communities	48.6%	34.9%	16.5%	100.0%
% of <i>All</i> Communities	29.7%	21.3%	10.1%	61.1%
Average Foreclosure Rate	247	133	94	182
Average Foreclosure Index	132	245	348	179
Number of Households	330,687	128,052	42,591	501,330
% of <i>Hot Spots</i> Communities	66.0%	25.5%	8.5%	100.0%
% of <i>All</i> Communities	22.5%	8.7%	2.9%	34.1%

Source: RealtyTrac and DHCD, Office of Research

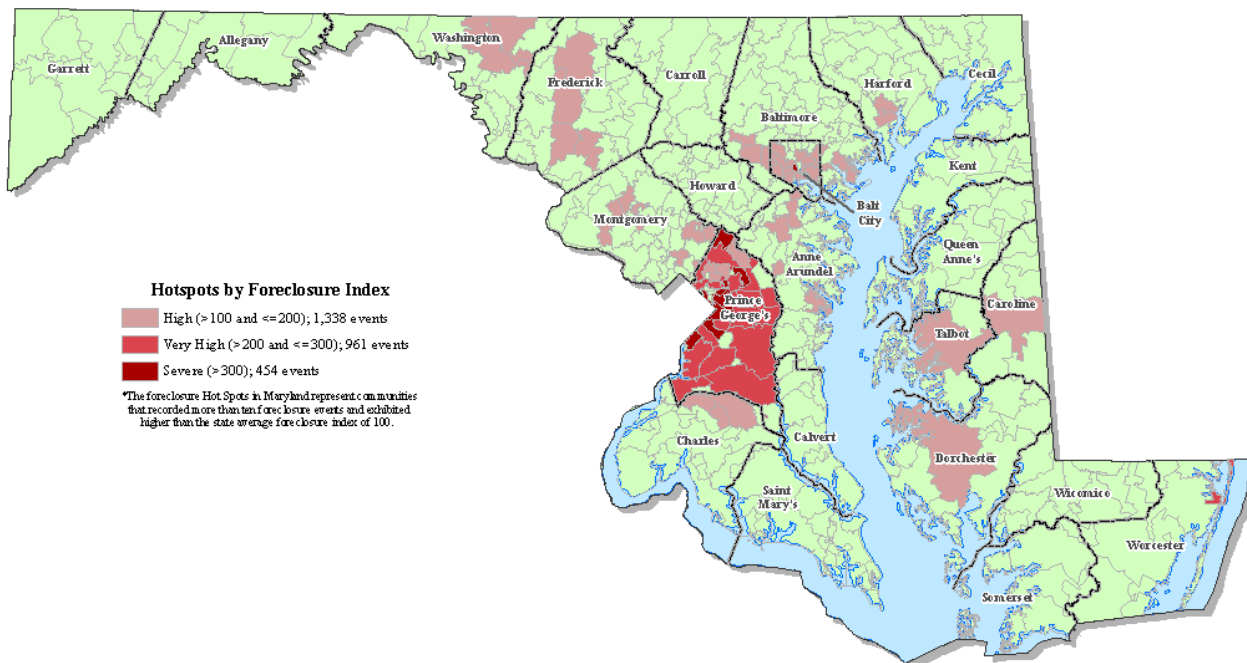
TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2011

Jurisdiction	Zip Codes	Foreclosures		Rate	Index	Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	1	14	3.1%	59	556	822
Prince George's	8	440	96.9%	95	344	41,769
Maryland	9	454	100.0%	94	348	42,591
Very High Foreclosures						
Prince George's	16	932	97.0%	133	245	123,948
Worcester	1	29	3.0%	142	231	4,104
Maryland	17	961	100.0%	133	245	128,052
High Foreclosures						
Anne Arundel	5	128	9.5%	289	113	36,885
Baltimore	6	159	11.9%	254	129	40,260
Baltimore City	13	383	28.6%	235	139	89,895
Caroline	1	11	0.8%	249	131	2,744
Charles	3	79	5.9%	233	140	18,304
Dorchester	1	23	1.7%	205	159	4,719
Frederick	4	95	7.1%	253	129	24,052
Harford	2	56	4.2%	266	123	14,902
Montgomery	8	227	17.0%	251	130	57,075
Prince George's	3	68	5.1%	197	166	13,392
Talbot	1	22	1.6%	302	108	6,640
Washington	2	88	6.6%	248	132	21,819
Maryland	49	1,338	100.0%	247	132	330,687

Source: RealtyTrac and DHCD, Office of Research

MAP 2

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND SECOND QUARTER 2011



Source: RealtyTrac and DHCD Office of Research

pub. date: 07/20/2011

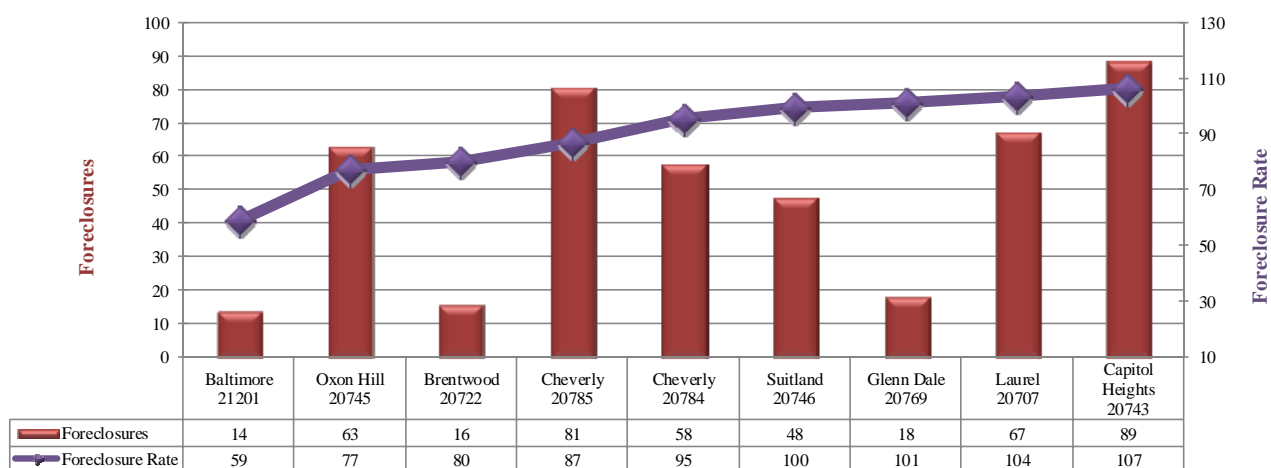
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities (zip codes) in which the foreclosure indices exceed 300. Maryland jurisdictions with a “severe” foreclosure problem posted a total of 454 foreclosures in 9 communities, accounting for 16.5 percent of all foreclosures in *Hot Spots* communities, and 10.1 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 94 and an average foreclosure index of 348.

Property foreclosures in “severe” foreclosure *Hot Spots* were highly concentrated in Prince George’s County (Table 7). Prince George’s County with 440 foreclosures accounting for 96.9 percent of all foreclosures in this group recorded the highest number of properties in the “severe” foreclosure category. The impacted communities in that county posted a weighted average foreclosure rate of one foreclosure per 95 homeowner households and an average foreclosure index of 344.

Communities with the highest foreclosure incidence include Oxon Hill, Brentwood, Cheverly, Suitland, Glenn Dale, Laurel, and Capitol Heights in Prince George’s County and Baltimore City (Chart 12 and Table 8). The intensity of foreclosures in these communities was 3.5 times higher than the statewide average. The hardest hit community in Maryland during the second quarter of 2011 was Baltimore City (zip code 21201). This community recorded a total of 14 foreclosure events, resulting in a foreclosure rate of 59 homeowner households per foreclosure and a corresponding foreclosure index of 556. As a result, the foreclosure concentration in this Baltimore zip code was 456 percent above the state average.

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 7
SEVERE FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	14	3.1%	59	556	822
Prince George's	440	96.9%	95	344	41,769
<i>Maryland</i>	<i>454</i>	<i>100.0%</i>	<i>94</i>	<i>348</i>	<i>42,591</i>

Source: RealtyTrac and DHCD, Office of Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21201	Baltimore	14	59	556
Prince George's	20745	Oxon Hill	63	77	422
Prince George's	20722	Brentwood	16	80	409
Prince George's	20785	Cheverly	81	87	377
Prince George's	20784	Cheverly	58	95	343
Prince George's	20746	Suitland	48	100	328
Prince George's	20769	Glenn Dale	18	101	322
Prince George's	20707	Laurel	67	104	315
Prince George's	20743	Capitol Heights	89	107	306
<i>All Communities</i>			<i>454</i>	<i>94</i>	<i>348</i>

Source: RealtyTrac and DHCD, Office of Research

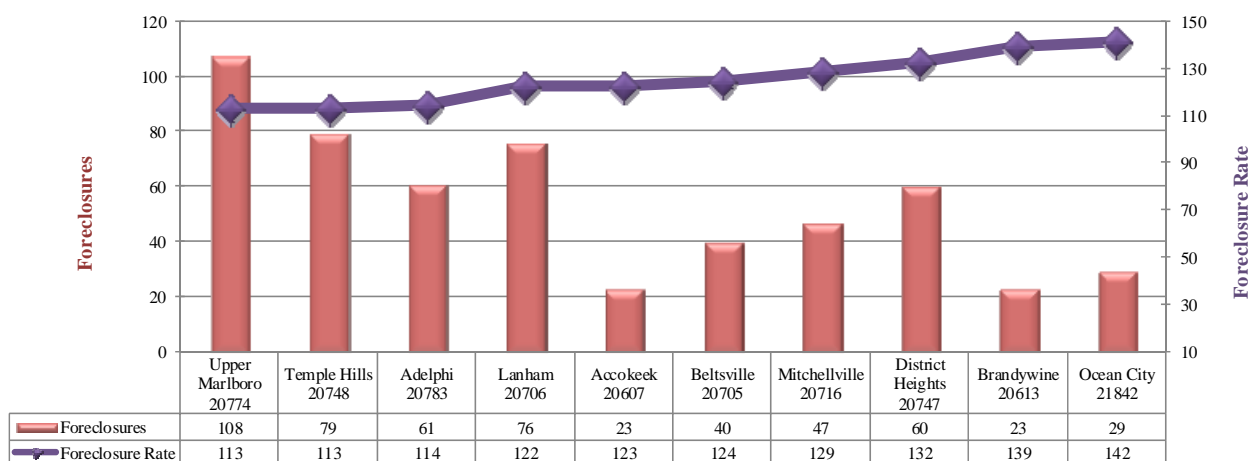
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 961 events in 17 communities, representing 34.9 percent of foreclosures across all *Hot Spots* and 21.3 percent of foreclosures statewide. These communities had an average foreclosure rate of 133 and an average foreclosure index of 245. As a result, the intensity of foreclosures in these communities was 2.5 times higher than the statewide average.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Prince George’s County (Table 9). Prince George’s County with 932 foreclosures represented 97.0 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of one foreclosure per 133 homeowner households and an average foreclosure index of 245.

Top ten communities with the highest foreclosure incidence include Upper Marlboro, Temple Hills, Adelphi, Lanham, Accokeek, Beltsville, Mitchellville, District Heights, and Brandywine in Prince George’s County as well as Ocean City in Worcester County (Chart 13 and Table 10).

CHART 13
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Prince George's	932	97.0%	133	245	123,948
Worcester	29	3.0%	142	231	4,104
Maryland	961	100.0%	133	245	128,052

Source: RealtyTrac and DHCD, Office of Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20774	Upper Marlboro	108	113	289
Prince George's	20748	Temple Hills	79	113	289
Prince George's	20783	Adelphi	61	114	285
Prince George's	20706	Lanham	76	122	267
Prince George's	20607	Accokeek	23	123	266
Prince George's	20705	Beltsville	40	124	263
Prince George's	20716	Mitchellville	47	129	254
Prince George's	20747	District Heights	60	132	247
Prince George's	20613	Brandywine	23	139	234
Prince George's	20737	Riverdale	22	143	228
Prince George's	20721	Mitchellville	57	144	226
Prince George's	20744	Fort Washington	105	145	225
Prince George's	20772	Upper Marlboro	90	146	223
Prince George's	20735	Clinton	72	152	215
Prince George's	20782	West Hyattsville	30	158	206
Prince George's	20720	Bowie	39	159	205
Worcester	21842	Ocean City	29	142	231
All Communities			961	133	245

Source: RealtyTrac and DHCD, Office of Research

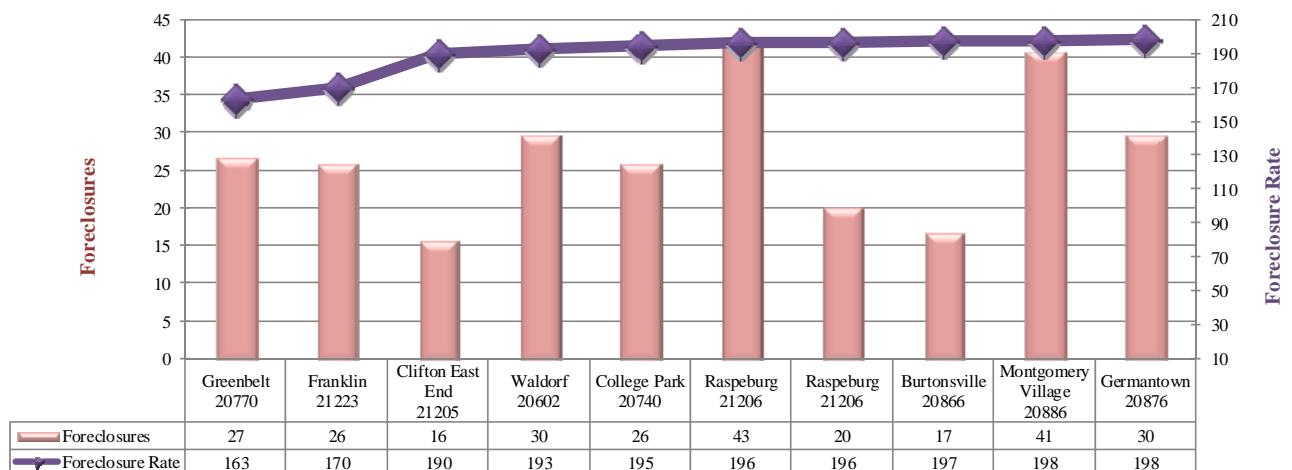
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,338 foreclosures in 49 communities, accounting for 48.6 percent of foreclosures in all *Hot Spots* and 29.7 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 247 and an average foreclosure index of 132. Therefore, the intensity of foreclosures in these communities was 1.3 times higher than the statewide average.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 12 jurisdictions including Anne Arundel, Baltimore, Caroline, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Talbot and Washington counties as well as Baltimore City. Baltimore City communities with 383 foreclosures, or 28.6 percent of all foreclosure events, represented the largest concentration of properties in this category. The City communities recorded an average foreclosure rate of 235 homeowner households per foreclosure and an average foreclosure index of 139. Montgomery County communities with 227 foreclosures (17.0 percent of the group) had the second largest number of foreclosures in this group. These communities had an average foreclosure rate of 251 and an average foreclosure index of 130. Baltimore County with a reported 159 foreclosures (11.9 percent of the total) and Anne Arundel County communities with a total of 128 foreclosures (or 9.5 percent of the total) represented the third and the fourth largest concentration of “high” foreclosures *Hot Spots*.

Communities with the highest foreclosure incidence in this group include Greenbelt and College Park in Prince George’s County; Franklin, Clifton East End and Raspeburg in Baltimore City; Waldorf in Charles County; and Burtonsville, Montgomery Village and Germantown in Montgomery County (Chart 14 and Table 12).

CHART 14
PROPERTY FORECLOSURES IN TOP 10
“HIGH” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 11
HIGH FORECLOSURE *Hot Spots*
SECOND QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	128	9.5%	289	113	36,885
Baltimore	159	11.9%	254	129	40,260
Baltimore City	383	28.6%	235	139	89,895
Caroline	11	0.8%	249	131	2,744
Charles	79	5.9%	233	140	18,304
Dorchester	23	1.7%	205	159	4,719
Frederick	95	7.1%	253	129	24,052
Harford	56	4.2%	266	123	14,902
Montgomery	227	17.0%	251	130	57,075
Prince George's	68	5.1%	197	166	13,392
Talbot	22	1.6%	302	108	6,640
Washington	88	6.6%	248	132	21,819
<i>Maryland</i>	<i>1,338</i>	<i>100.0%</i>	<i>247</i>	<i>132</i>	<i>330,687</i>

Source: RealtyTrac and DHCD, Office of Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21061	Glen Burnie	44	265	123
Anne Arundel	21225	Brooklyn	16	266	123
Anne Arundel	21037	Edgewater	23	288	113
Anne Arundel	21144	Severn	25	320	102
Anne Arundel	21114	Crofton	20	322	101
Baltimore	21206	Raspeburg	20	196	166
Baltimore	21244	Windsor Mill	32	216	151
Baltimore	21133	Randallstown	35	216	151
Baltimore	21224	Highlandtown	13	261	125
Baltimore	21207	Gwynn Oak	27	307	106
Baltimore	21221	Essex	31	323	101
Baltimore City	21223	Franklin	26	170	192
Baltimore City	21205	Clifton East End	16	190	172
Baltimore City	21206	Raspeburg	43	196	166
Baltimore City	21217	Druid	24	199	164
Baltimore City	21215	Arlington	57	211	155
Baltimore City	21216	Walbrook	33	223	147
Baltimore City	21231	Patterson	11	229	142
Baltimore City	21213	Clifton	32	242	135
Baltimore City	21218	Waverly	37	244	134
Baltimore City	21224	Highlandtown	36	261	125
Baltimore City	21230	Morrell Park	27	307	106
Baltimore City	21207	Gwynn Oak	11	307	106
Baltimore City	21229	Carroll	30	318	103
Caroline	21629	Denton	11	249	131
Charles	20602	Waldorf	30	193	169
Charles	20603	Waldorf	30	218	150
Charles	20601	Waldorf	19	320	102
Dorchester	21613	Cambridge	23	205	159
Frederick	21703	Frederick	38	216	151
Frederick	21704	Frederick	13	235	139
Frederick	21702	Frederick	33	284	115
Frederick	21788	Thurmont	11	309	106
Harford	21040	Edgewood	29	217	151
Harford	21009	Abingdon	27	319	102
Montgomery	20866	Burtonsville	17	197	165
Montgomery	20886	Montgomery Village	41	198	165
Montgomery	20876	Germantown	30	198	165
Montgomery	20903	Silver Spring	12	217	151
Montgomery	20877	Montgomery Village	24	239	137
Montgomery	20905	Colesville	19	294	111
Montgomery	20874	Darnestown	51	297	110

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Montgomery	20902	Silver Spring	33	322	101
Prince George's	20770	Greenbelt	27	163	200
Prince George's	20740	College Park	26	195	167
Prince George's	20708	Laurel	15	261	125
Talbot	21601	Easton	22	302	108
Washington	21740	Hagerstown	63	217	150
Washington	21742	Hagerstown	25	325	100
<i>All Communities</i>			<i>1,338</i>	<i>247</i>	<i>132</i>

Source: RealtyTrac and DHCD, Office of Research